

# \$535,000 - 61 Aberdare Crescent Ne, Calgary

MLS® #A2208386

**\$535,000**

6 Bedroom, 3.00 Bathroom, 963 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

| 6 BEDS | 3 BATHS | LEGAL SUITE |  
Convenient Location! | Welcome home! This 6-bedroom, 3-bathroom bungalow is located in the community of Abbeydale and offers a functional layout with vinyl plank flooring throughout. The main floor features a bright living room that flows into an open kitchen with updated cabinets and a stylish backsplash. You'll also find three good-sized bedrooms and a 4-piece bathroom on this level. Downstairs, the legal basement suite has its own separate entrance, complete with a living area, full kitchen, laundry, and three more good-sized bedrooms. One of the bedrooms features a private 3-piece ensuite, and there's an additional 4-piece bathroom to complete the space. Outside, enjoy the large backyard with plenty of space for whatever you have in mind. Conveniently located close to parks, schools, shopping, transit, and more. Don't miss your chance to view it—call your favourite agent today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208386  |
| Price          | \$535,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 963       |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 61 Aberdare Crescent Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 6T5                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 46             |
| Zoning         | R-CG           |

### Listing Details

Listing Office

eXp Realty

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